# \$444,500 - 5303, 11811 Lake Fraser Drive Se, Calgary

MLS® #A2212627

### \$444,500

2 Bedroom, 2.00 Bathroom, 1,211 sqft Residential on 0.00 Acres

Lake Bonavista, Calgary, Alberta

Welcome to this beautiful 1,210 ft2 condo featuring an great floor plan with loads of cabinets and countertops open to the dining room and living room. 2 spacious bedrooms, a versatile den, and a serene view of the landscaped courtyard. The open-concept layout is filled with natural light, perfect for both everyday living and entertaining. The 2nd bedroom offers a flexible spaceâ€"ideal for a home office, guest room, or creative studio. A state-of-the-art commercial GYM, two affordable GUEST SUITES for overnight visitors, two large lounge/recreation rooms, one with a full

kitchenâ€"available free of charge for gatherings and private events. 2 TITLED PARKING spots. This condo is within walking distance to: SOUTH CENTRE MALL Canyon Meadows C-Train Station Avenida Place Shopping Centre & Food Hall. Anderson Road is right around the corner, providing quick access to Deerfoot Trail.

Built in 2007

## **Essential Information**

MLS® # A2212627

Price \$444,500

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,211







Acres 0.00 Year Built 2007

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 5303, 11811 Lake Fraser Drive Se

Subdivision Lake Bonavista

City Calgary
County Calgary
Province Alberta
Postal Code T2J 7J1

## **Amenities**

Amenities Elevator(s), Fitness Center, Guest Suite, Parking, Party Room,

Playground, Secured Parking, Storage, Trash, Visitor Parking,

**Recreation Facilities** 

Parking Spaces 2

Parking Titled, Underground, Additional Parking

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Open

Floorplan, Elevator

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer, Window Coverings, Built-In Electric Range

Heating Heat Pump
Cooling Central Air

# of Stories 6

Basement None

#### **Exterior**

Exterior Features Balcony, Courtyard, Playground, Storage

Roof Tar/Gravel

Construction Brick, Concrete, Stone, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 18 Zoning DC

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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